

MINUTES OF REGULAR MEETING SEPTEMBER 22, 2014
PLANNING AND ZONING COMMISSION

Note: These minutes, prepared to comply with Section 1-225 of the General Connecticut Statutes, is an approximate record of matters discussed and actions taken by the Commission at the meeting, but has not yet been reviewed by the commission for accuracy or completeness and is therefore subject to change or correction.

Acting Chairman, Milan Spisek, called the meeting to order at approximately 7:10pm
Regular Members present: Wallace Williams, Robert DeVellis, Steve Carlson and Milan Spisek
Regular Member absent: Robert Maquat
Alternate Members present: Ross Ogden, Vincent Caprio and Raymond Martin
Town Officials present: John Hayes, Land Use Director
For the record: Acting Chairman Milan Spisek appointed Raymond Martin to vote for Robert Maquat.

ADMINISTRATIVE MATTERS:

4 Pending matters carried over from previous Commission meetings:

- Request for 90 day extension of Zoning Permit Z-11-4268, Pasquale Feola
664 Sport Hill Road, to complete the construction of a replacement dwelling.

Acting Chairman Milan Spisek noted a letter dated September 18, 2014 from Pasquale Feola to the Town of Easton Planning and Zoning Commission. Motion was made by Steve Carlson, seconded by Raymond Martin, to extend Permit #Z-11-4268 for a period of 90 days from the extended due date of October 13, 2014 subject to Mr. Feola submitting a progress report in 45 days to assure progress is being made and noted that the deadline for completing the project is now January 11, 2015. The vote was unanimous, 5-0, motion carried.

1. ZEO Report – Update on current enforcement issues.

Acting Chairman, Milan Spisek, noted a Zoning Enforcement Report from Phillip A. Doremus, Zoning Enforcement Officer, dated September 22, 2014 along with his previous report of September 8, 2014. Also noted was correspondence from Nikki Zeoli dated August 21, 2014 in reply to a letter of violation sent by Phillip A. Doremus, ZEO, August 19, 2014.

Also present at the meeting was a neighbor of 639 Stepney Road, Laurel Fedor, 4 Maple Road, who had submitted a package of materials which were entered into the record. The Commission discussed the issue.

The Commission determined by consensus that the Land Use Director will send a letter to the owner of 639 Stepney Road, Nikki Zeoli (Porzio), and request that she and her husband, operator of Bert's Tree Service, attend the meeting of October 27, 2014 to discuss the plan that was to be provided to the Commission to restore the residential character of the site. The ZEO, Phillip Doremus, should also attend the meeting of October 27, 2014.

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ADMINISTRATIVE MATTERS

4 Pending matters carried over from previous Commission meetings (continued)

- Subdivision Application 05-01, “Adirondack Estates”, Adirondack Trail – Request by Attorney Harold Rosnick to modify roadway. Report anticipated from Police Commission. Acting Chairman, Milan Spisek noted the following items:
 1. Letter dated September 18, 2014 to Robert Maquat, Easton Planning & Zoning Commission from Harold L. Rosnick, Esquire, Miller, Rosnick, D’Amico, August & Butler, P.C.
 2. Letter dated September 19, 2014 to Robert Maquat, Easton Planning and Zoning Commission from James R. Candee, Chief of Police.
 3. E-mails from Margaret to James Candee, 9/22/14

The Chief of Police, James Candee, will discuss this item with John Hayes, Land Use Director. It was noted that the next Police Commission meeting is October 13, 2014. No action taken, anticipate report from the Police.

- Aspetuck Land Trust: A timeline and progress report is due from the Aspetuck Land Trust for possible development of on-site parking facilities at three locations. Acting Chairman, Milan Spisek, noted a letter from Rick and Janie Muir dated September 10, 2014. No action was taken as there has been no report submitted by the Aspetuck Land Trust.
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2. Minutes of Meetings: 7/14/14, 7/28/14, 8/11/14, 8/25/14, 9/08/14 and 9/16/14

Minutes of 7/14/14 Meeting – Motion was made by Robert DeVellis, seconded by Vincent Caprio, to approve the Minutes for the 7/14/14 Planning and Zoning Commission Meeting as amended. Vincent Caprio voted as Milan Spisek was absent from that meeting. Vote unanimous, 5-0, motion carried.

Minutes of 7/28/14 Meeting – Motion was made by Wallace Williams, seconded by Raymond Martin, to approve the Minutes for the 7/28/14 Planning and Zoning Commission Meeting as amended. Robert DeVellis came late and did not vote and Milan Spisek and Vincent Caprio were absent and did not vote. The vote was unanimous, 4-0, motion carried.

Minutes of 8/11/14 Meeting – Motion was made by Milan Spisek, seconded by Raymond Martin, to approve the Minutes for the 8/11/14 Planning and Zoning Commission Meeting as amended. Robert DeVellis and Vincent Caprio did not vote as they were not present at the meeting. The vote was unanimous, 5-0, motion carried.

Minutes of 8/25/14 Meeting - Motion was made by Milan Spisek, seconded by Robert DeVellis to approve the Minutes for the 8/28/14 Planning and Zoning Commission Meeting as amended. The vote was unanimous, 5-0, motion carried.

Minutes of 9/08/14 Meeting – Motion was made by Milan Spisek, seconded by Ross Ogden, to approve the Minutes for the 9/08/14 Planning and Zoning Commission Meeting as amended. Ross Ogden was voting for Wallace Williams as he was absent from the meeting. The vote was unanimous, 5-0, motion carried.

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3. Correspondence: Commissioner Wallace Williams gave out a few flyers advertising a Community Meeting being held by the Greater Bridgeport Regional Council, Monday, September 29, 2014 at 7:00PM at the Bridgeport Holiday Inn.

Commissioner Wallace Williams also gave the secretary a portion of "Robert's Rules", Parliamentary Procedures regarding Minutes.

At approximately 8:45PM, motion was made by Raymond Martin, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania Recording Secretary